



**MINUTES OF A JOINT WORK SESSION OF THE  
CITY COUNCIL & PLANNING AND ZONING COMMISSION  
OF THE VILLAGE OF VOLENTE, TEXAS  
OCTOBER 14, 2015 at 8:00 A.M.  
16100 Wharf Cove, Volente, Texas.**

1. Open Work Session.

Meeting opens at 8:16 A.M.

2. Call Roll.

Sara Kelly calls roll. In attendance from Council: Mayor Ken Beck, Mayor Pro Tem Bill Connors, Council Member David Springer, Council Member David Robinson and Council Member Babs Yarbrough. A quorum is established. Absent is Council Member Kristi Belote.

In attendance for Planning and Zoning: Chair Richard Roucloux, Vice Chair Rett Scudder, Commissioner Nancy Carufel. A quorum is established. Absent are Commissioners Judy Barrick and Phil Mitchell.

3. Edits to Zoning.

- a. Review of Residential. Mayor discusses meeting with Cary Witt, Council Member David Springer & Mayor Pro Tem Bill Connors regarding the proposal of a formula for calculating setbacks. Mayor Pro Tem Connors suggests repeating provisions be placed under a General Provisions section to shorten the document and make it easier to read.
- b. Review of Commercial. C1, C2 & C3 were reviewed. David Gordon states they need to go back and edit and shorten the definitions. Mayor states they are currently working on that.

Mayor Pro Tem Bill Connors thanks David Gordon for his input.

Mayor states that whether non-conforming use transfers with the sale of the property is up to them. Conditional use permits do not transfer with the sale of the property. Non-conforming structures can remain as long as they aren't expanded or rebuilt. You can build up but not make the footprint larger. Council agrees to table the item and return to it at a later date.

4. Adjourn at 9:07 A.M.

**Passed and Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.**

**Signed:**

\_\_\_\_\_  
**Mayor Ken Beck**

**Attest:**

\_\_\_\_\_  
**City Secretary Julia Vicars**